



# **Bylaw 2026-18**

## **Land Use Bylaw Redistricting**

### **Application**

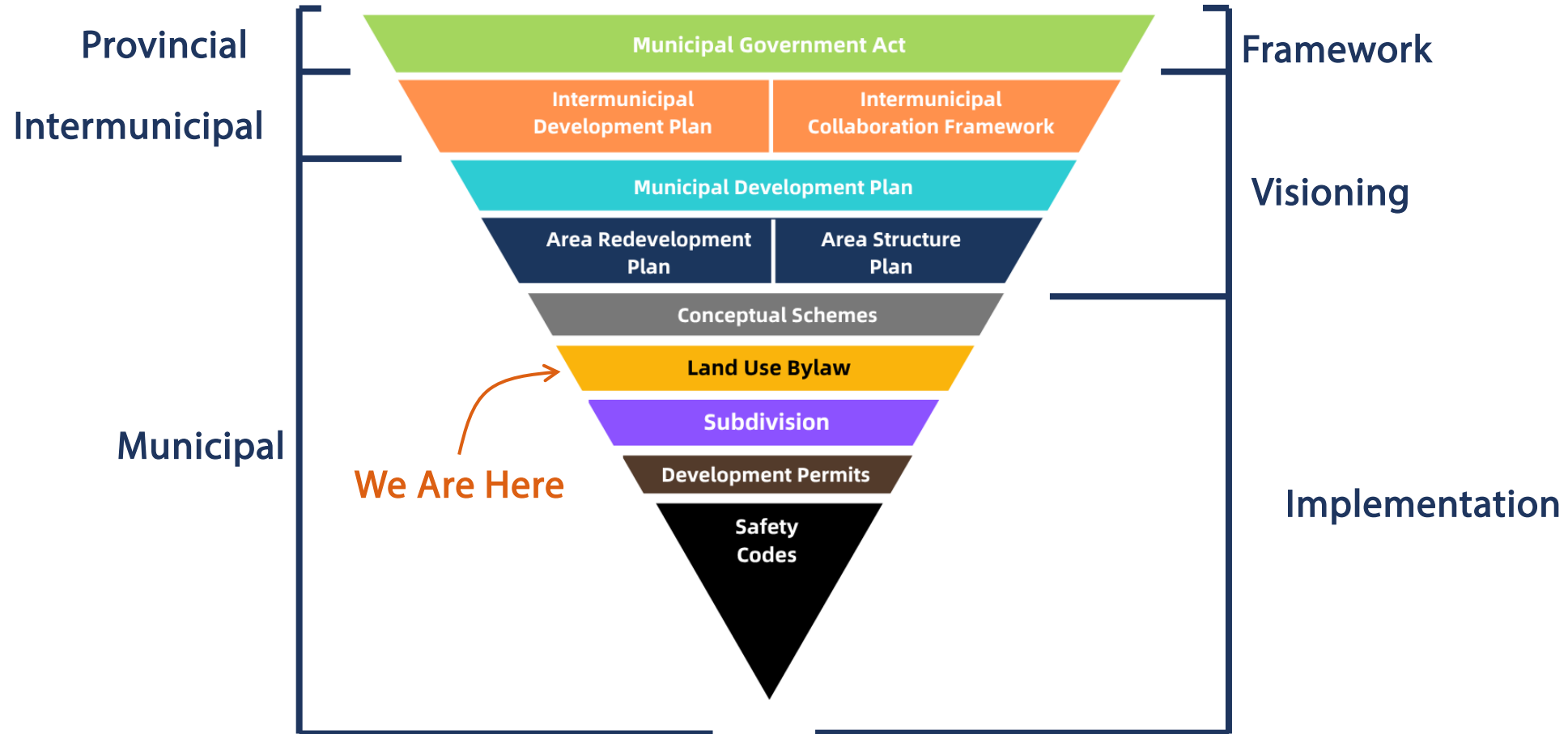
Pt. of SE-12-53-6-W5M

May 12, 2026



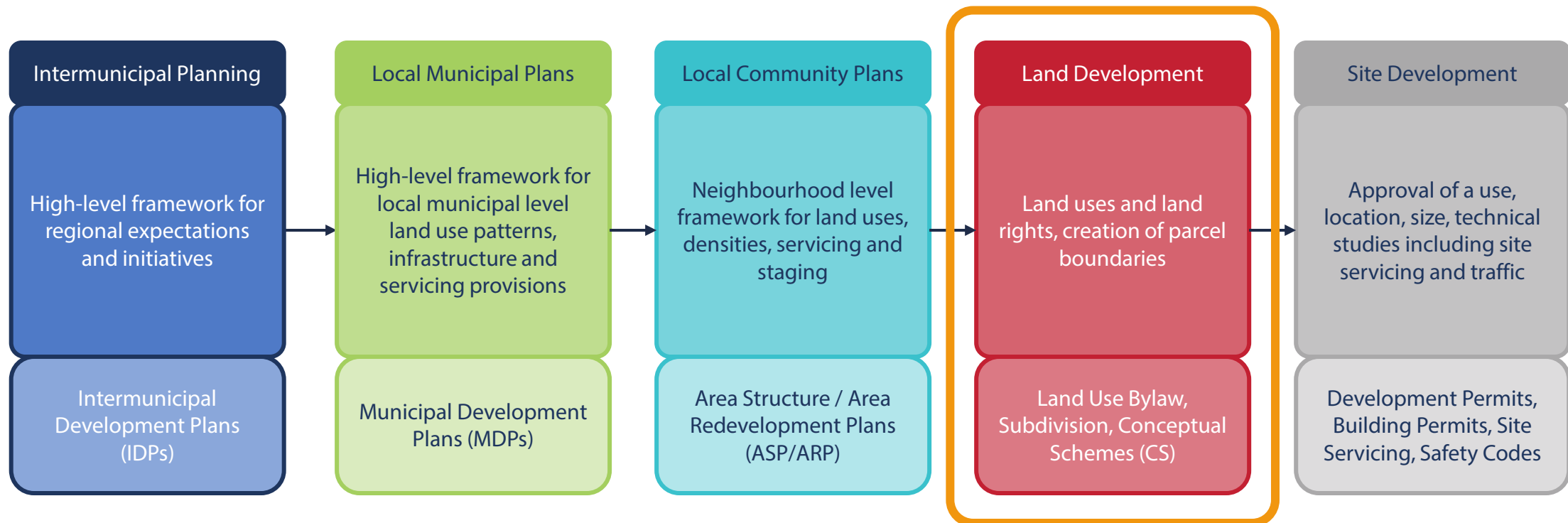


# Alberta Planning Framework





# Planning Process





# SCOPE – Land Use Bylaw Amendment



## In Scope

- Alignment with Statutory Plans (MDP, IDP, ASP) and Council's Strategic Plan
- Public and Agency Comments
- Compatibility of proposed land uses with its surroundings
- Generalized servicing capacity, transportation network capacity, and environmental impacts

## Out of Scope

- Impacts to property value
- Business competition and/or viability
- Site specific layout and building aesthetics
- Off-site improvements, including roadway upgrades and realignments, servicing upgrades
- Development Agreements





# Purpose

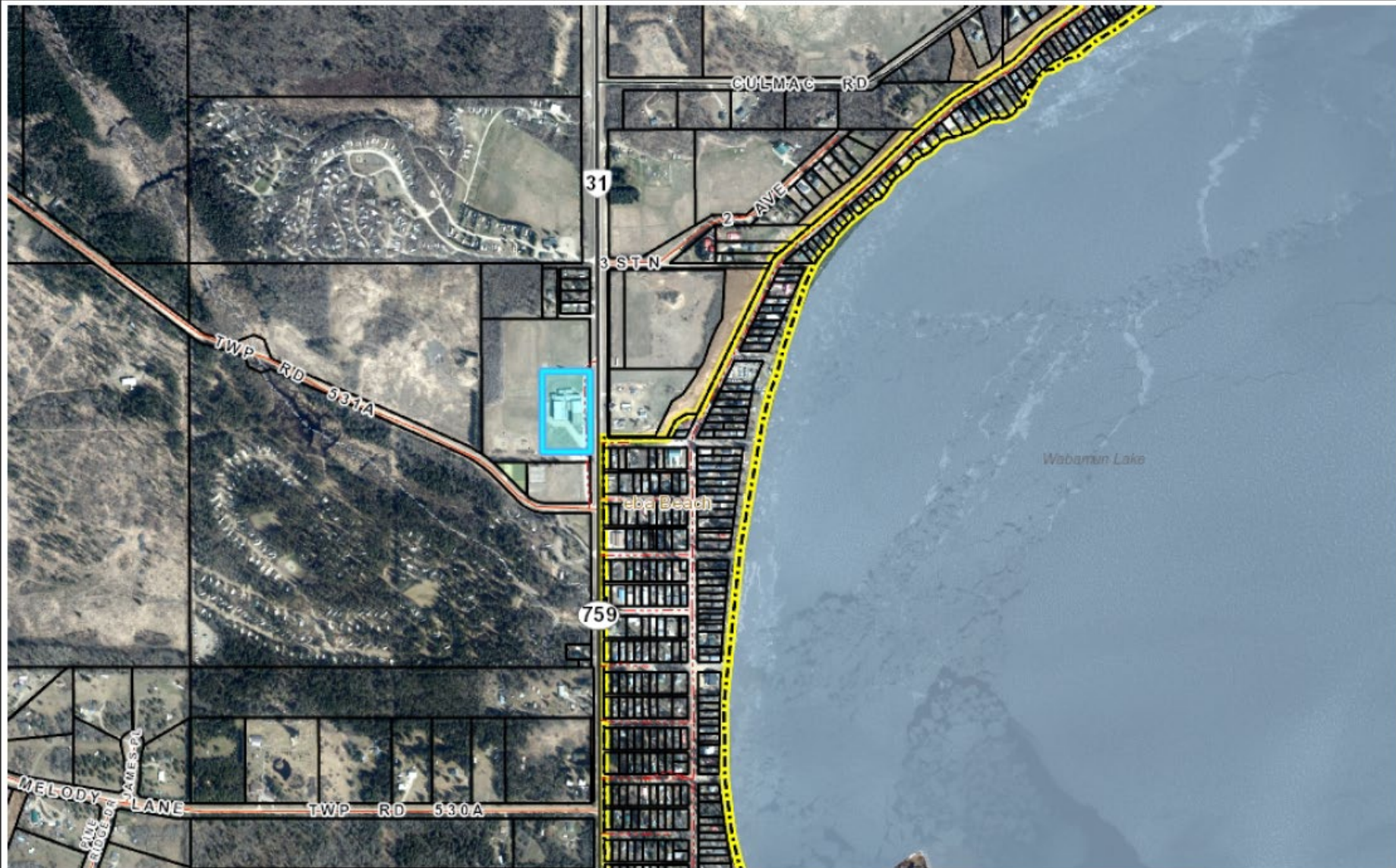
## Application

Application to amend the Land Use Bylaw 2025-12.  
The map amendment is proposing to redistrict a pt. of SE- 12-53-6-5 from CR- Country Residential to C- Commercial.

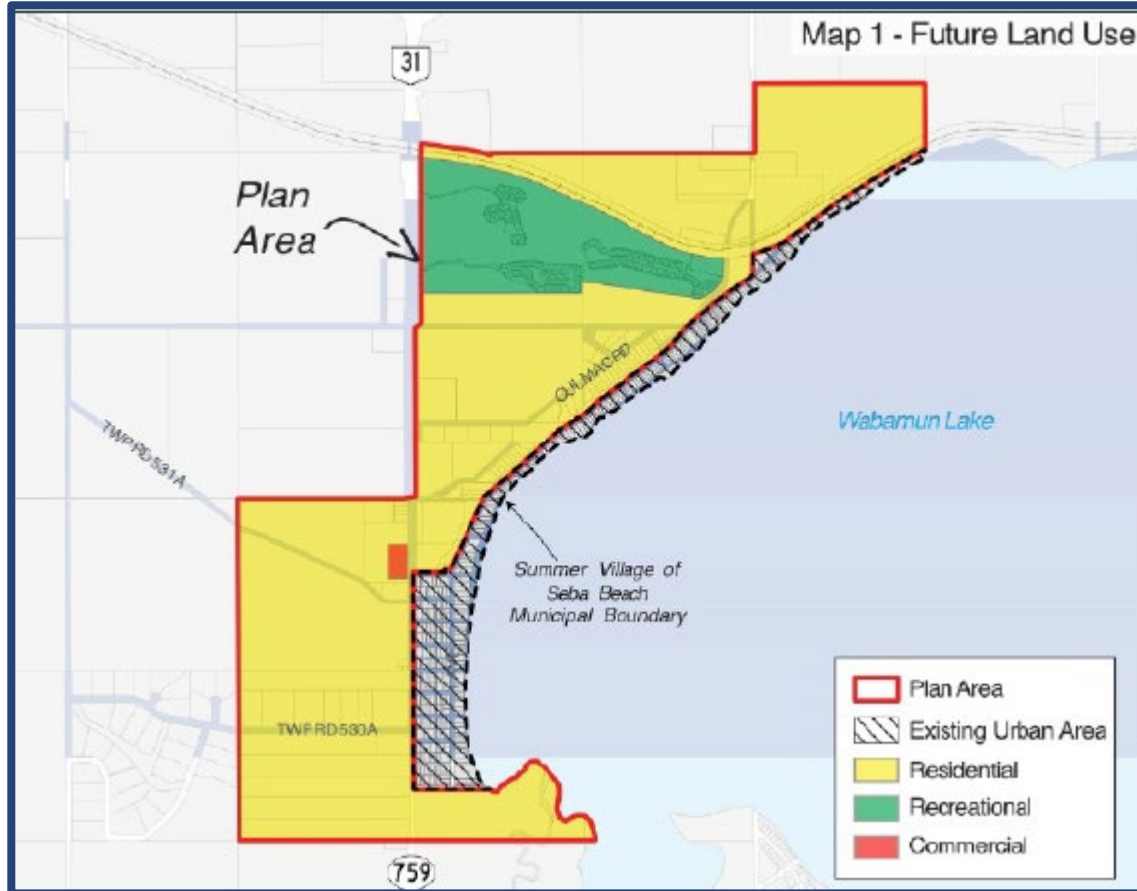
## Intent

The revitalization of the vacant Seba Beach school site by establishing a vibrant community hub with commercial opportunities.

# Context



# Intermunicipal Development Plan

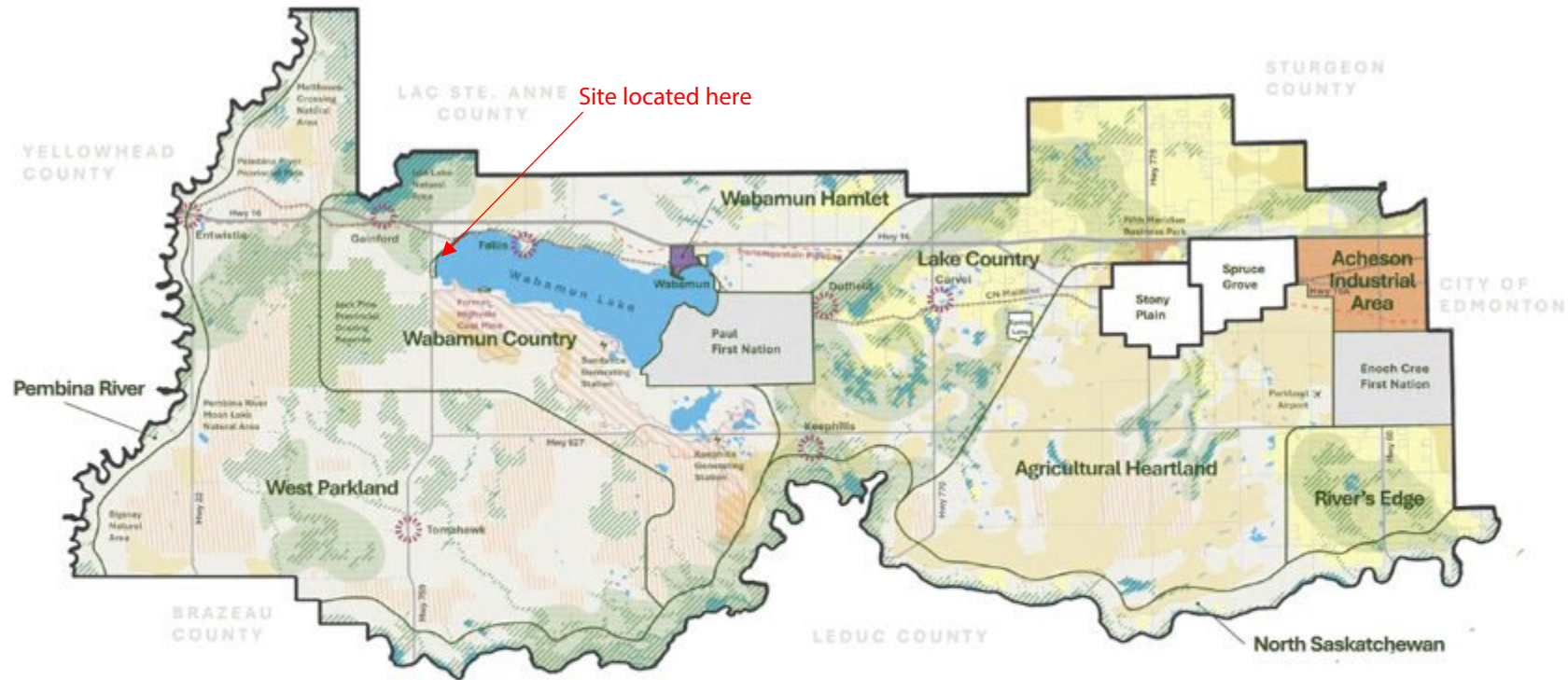


## Approved IDP Amendment – April 27, 2026

5.7 Commercial - Commercial Districts within the Intermunicipal Development Plan area shall allow for a variety of high-quality commercial, tourism, and recreational uses that provide services to surrounding communities.

IDP Alignment =

# Municipal Development Plan



## Legend

- Municipal Boundaries
- Special Area Boundaries
- First Nation Reserves
- Villages & Summer Villages
- ✿ Hamlets
- Highway and Major Road Corridors
- - Interregional Pipeline Corridors
- Interregional Rail Corridors
- Former Mine Areas
- Water
- Rural Agricultural Areas
- Prime Agricultural Areas
- Major Employment Areas
- Priority Growth Hamlets
- Country Residential Areas
- High Priority Landscapes
- Environmentally Significant Areas
- Confined Feeding Operation Compatible Areas

MDP Alignment = 





# Land Use Bylaw

## C-Commercial District

### Alignment?



#### Intent

Variety of commercial uses that provide services to surrounding communities and the travelling public.



#### Suitability

Subject parcel is located along major highway corridor.



#### Discretionary

Industrial uses are discretionary and Unsuitable commercial services have been prohibited through the IDP.

# Circulation

## Internal & External

Department	Comments
Land Development Engineering	No Concerns
Environment Services	
Development Planning	

Agency	Comments
ATCO Gas	No Concerns
FortisAlberta	
Alberta Environment & Protected Areas	
Alberta Energy Regulator	





# Recommendation

1. That Bylaw 2026-18 receive first reading.
2. That Bylaw 2026-18 receive second reading.
3. That Bylaw 2026-18 be presented at this meeting for third reading.
4. That Bylaw 2026-18 receive third reading.



**Questions?**